

Agenda Item: Phillips Village Subdivision Preliminary Plat

DATE: July 13, 2020

FROM: Darin Hallman, Planner

Background/Issue:

Pursuant to § 155.405.7.B.3 of the Matthews Unified Development Ordinance, the Preliminary Plan of a proposed subdivision is forwarded to the Board of Commissioners within 30 days following the determination that all required standards have been met. The Board of Commissioners shall approve or approve with conditions the Preliminary Plan. If the Preliminary Plan is conditionally approved, the minutes of the Board of Commissioners meeting shall state the measures necessary for the Final Plat to be approved.

Approval of the preliminary plat allows the developer/property owner to grade the land and begin development. About the subdivision:

- Front Porch Communities, LLC has submitted their Preliminary Plat for approval.
- Phillips Village Subdivision is being developed by right in an R-VS district.
- 17 lot single family subdivision will be created from 1 original lot totaling 6.15 acres. Approximately 1.18 acres of the property will remain as undisturbed open space.
- Subdivision will be accessed along Phillips Rd by a new public street.
- Common open space has been provided along Matthews-Mint Hill Rd for any future Right of Way acquisitions
- Developer has agreed to build a 10-foot multi-use path onsite along Matthews-Mint Hill Rd and Phillips Rd.
- Public improvements will be installed within the development including sidewalks and a new road to be dedicated.
- Final Plat(s) shall be submitted in accordance with §155.405.8 and 9 of Matthews UDO, including the installation of all required improvements.
- Developer cannot get building permits or sell lots until final plat is recorded

Proposal/Solution:

The attached preliminary plat does meet all the R-VS requirements and complies with the Matthews UDO.

Financial Impact:

There will be 17 new homes added to the tax base.

Related Town Goal(s) and/or Strategies:

Economic Development/Land Use Planning: to enhance the quality of life of the citizens by aggressively pursuing a balanced tax base; and by planning for orderly growth and development.

Recommended Motion/Action:

Staff recommends approval of the Preliminary Plat as presented.